152.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	929,700 / 929,700
					USE VALUE:	929,700 / 929,700
					ASSESSED:	929,700 / 929,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROGERS JEFFREY DODGE--ETAL	
Owner 2:	WHITE MARIANNE A	
Owner 3:		
Street 1:	24 HAWTHORNE AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .135 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1931, having primarily Wood Shingle Exterior and 2052 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5881.000	452,600		477,100	929,700
Total Card	0.135	452,600		477,100	929,700
Total Parcel	0.135	452,600		477,100	929,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.18 /Parcel: 453.18

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 100651

GIS Ref

GIS Ref

Insp Date 05/19/18

!11904!

PREVIOUS ASSESSMENT

Parcel ID: 152.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	452,600	0	5,881.	477,100	929,700		Year end	12/23/2021
2021	101	FV	427,400	0	5,881.	477,100	904,500		Year End Roll	12/10/2020
2020	101	FV	427,600	0	5,881.	477,100	904,700	904,700	Year End Roll	12/18/2019
2019	101	FV	347,100	0	5,881.	447,300	794,400	794,400	Year End Roll	1/3/2019
2018	101	FV	319,100	0	5,881.	369,800	688,900	688,900	Year End Roll	12/20/2017
2017	101	FV	319,100	0	5,881.	340,000	659,100	659,100	Year End Roll	1/3/2017
2016	101	FV	319,100	0	5,881.	310,100	629,200	629,200	Year End	1/4/2016
2015	101	FV	311,800	0	5,881.	304,200	616,000	616,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:21:21

LAST REV

Date	Time
06/18/18	14:13:01
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11904

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1039-157		12/1/1987		245,000	No	No		Y

USER DEFINED

Prior Id # 1:	100651
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/26/2018	315	Re-Roof	12,968	C				
5/30/2003	380	Add Bath	51,867	C		G6	GR FY06	RENO KIT, ADD CLOS
3/20/1995	114		23,000					DORMER W/BTH&OFFIC

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	Inspected	BS	Barbara S
5/11/2018	MEAS&NOTICE	BS	Barbara S
10/31/2008	Meas/Inspect	345	PATRIOT
8/18/2005	Fieldrev-Chg	BR	B Rossignol
11/19/1999	Meas/Inspect	270	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5881		Sq. Ft.	Site		0	80.	1.01	9									477,142						477,100	

Total AC/HA:	0.13501	Total SF/SM:	5881	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	477,142	Spl Credit		Total:	477,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	6 - Stucco	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.16182065
Const Adj.:	0.97029907
Adj $ / SQ:	152.187
Other Features:	108550
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	507362
Depreciation:	54795
Depreciated Total:	452567

COMMENTS

PDAS OF= BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

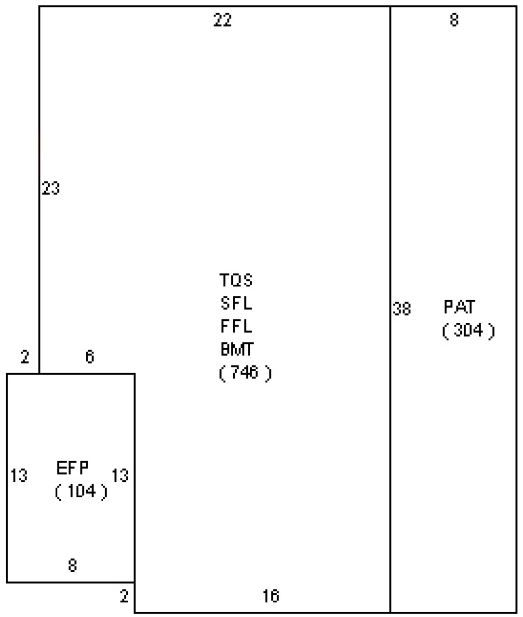
No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	167.41
Special Features:	0	Val/Su Net:	141.17
Final Total:	452600	Val/Su SzAd	220.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	746	45.660	34,060
FFL	First Floor	746	152.190	113,532
SFL	Second Floor	746	152.190	113,532
TQS	3/4 Story	560	152.190	85,149
PAT	Patio	304	3.380	1,028
EFP	Enclos Porch	104	51.820	5,389

Net Sketched Area:	3,206			Total:	352,690
Size Ad	2051.5	Gross Area	3392	FinArea	2052

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: